146.0	0007	0004.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	720,700 /	720,700
					USE VALUE:	720,700 /	720,700
					ASSESSED:	720,700 /	720,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		FISHER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VERRIER DENNIS P
Owner 2:	VERRIER PATRICIA M
Owner 3:	
Street 1:	70 FISHER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .082 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Vinyl Exterior and 1698 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3576.000	298,900		421,800	720,700
Total Card	0.082	298,900		421,800	720,700
Total Parcel	0.082	298,900		421,800	720,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.37 /Parcel: 424.37

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

96489

GIS Ref

GIS Ref

Insp Date

03/10/18

!11478!

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0007-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	298,900	0	3,576.	421,800	720,700		Year end	12/23/2021
2021	101	FV	289,300	0	3,576.	421,800	711,100		Year End Roll	12/10/2020
2020	101	FV	289,300	0	3,576.	421,800	711,100	711,100	Year End Roll	12/18/2019
2019	101	FV	232,900	0	3,576.	395,500	628,400	628,400	Year End Roll	1/3/2019
2018	101	FV	232,900	0	3,576.	326,900	559,800	559,800	Year End Roll	12/20/2017
2017	101	FV	232,900	0	3,576.	300,500	533,400	533,400	Year End Roll	1/3/2017
2016	101	FV	232,900	0	3,576.	274,200	507,100	507,100	Year End	1/4/2016
2015	101	FV	219,200	0	3,576.	268,900	488,100	488,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:35:08

LAST REV

Date	Time
06/15/21	11:09:25
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11478

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHEATLE ELIZABE	29946-387		3/22/1999	Change>Sale	210,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2021	266	Redo Kit	141,000	O				
7/2/2013	1002	Manual	2,385	C				
5/1/2003	313	Add Bath	56,275					renovate dormers
7/12/2002	536	Porch	3,000	C				RELACE SIDE STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2018	MEAS&NOTICE	HS	Hanne S
1/9/2014	Info Fm Prmt	EMK	Ellen K
4/1/2009	Inspected	189	PATRIOT
1/14/2009	Measured	372	PATRIOT
6/29/2005	Permit Visit	BR	B Rossignol
11/16/1999	Meas/Inspect	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	96489
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3576		Sq. Ft.	Site		0	80.	1.47	9									421,825						421,800	

Total AC/HA:	0.08209	Total SF/SM:	3576	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	421,825	Spl Credit		Total:	421,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	98250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367259
Depreciation:	68310
Depreciated Total:	298949

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

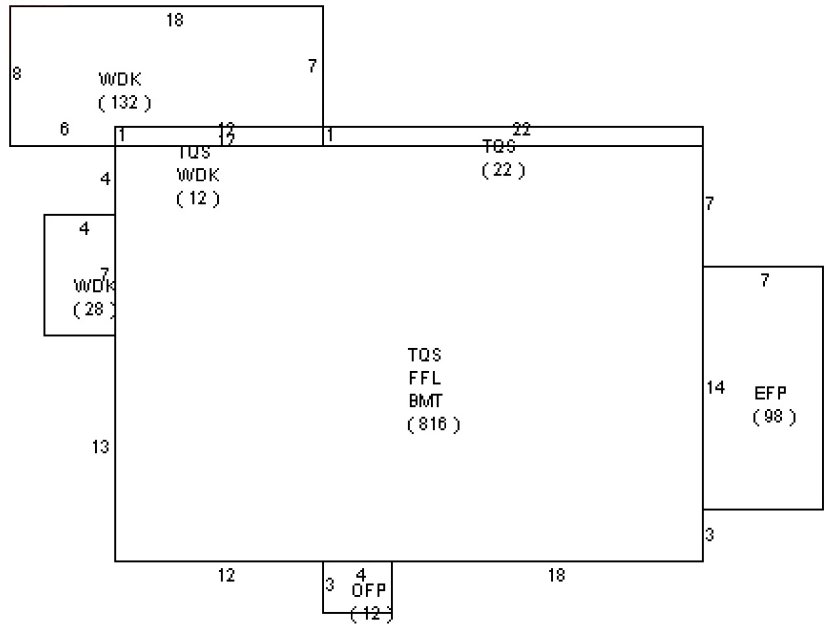
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	117.12
Final Total:	298900	Val/Su SzAd	205.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	55.440	45,237
FFL	First Floor	816	148.490	121,164
TQS	3/4 Story	638	148.490	94,659
WDK	Deck	172	11.810	2,032
EFP	Enclos Porch	98	55.000	5,390
OFP	Open Porch	12	44.000	528

Net Sketched Area:	2,552			Total:	269,010
Size Ad	1453.5	Gross Area	2764	FinArea	1698

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

146.0-0007-0004.A

IMAGE

AssessPro Patriot Properties, Inc